

Satori
BY KOHINOOR
NEW BANER

FLOOR PLAN BOOKLET

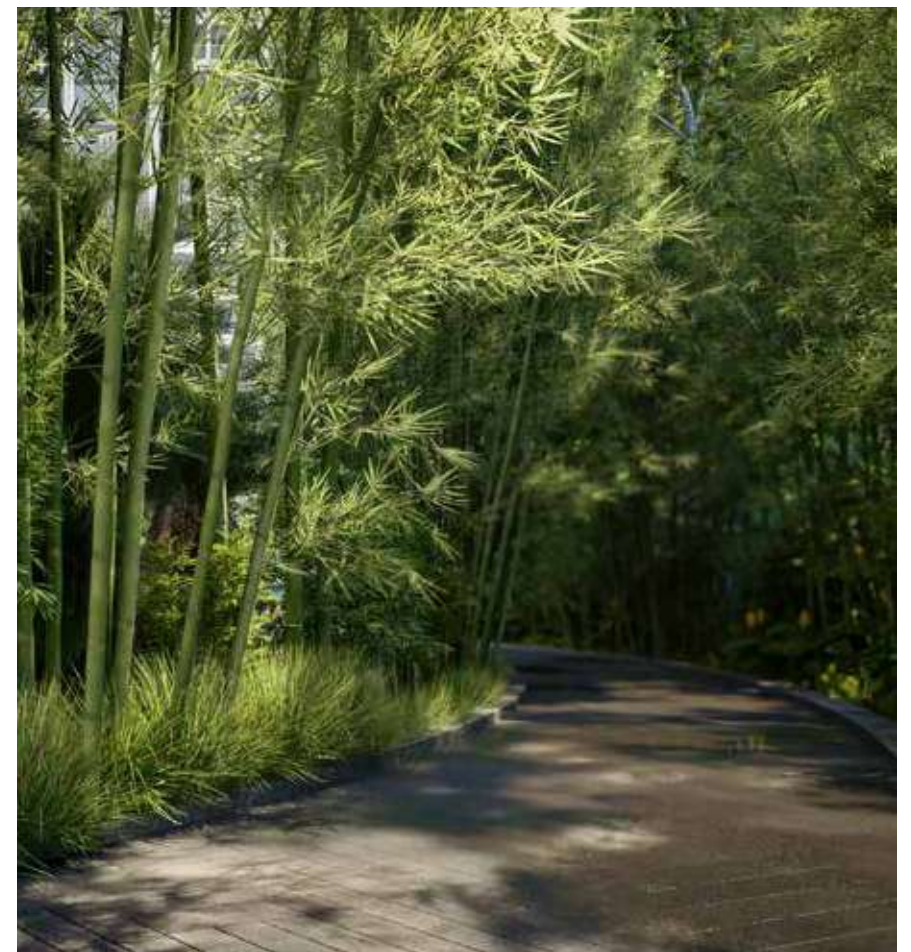
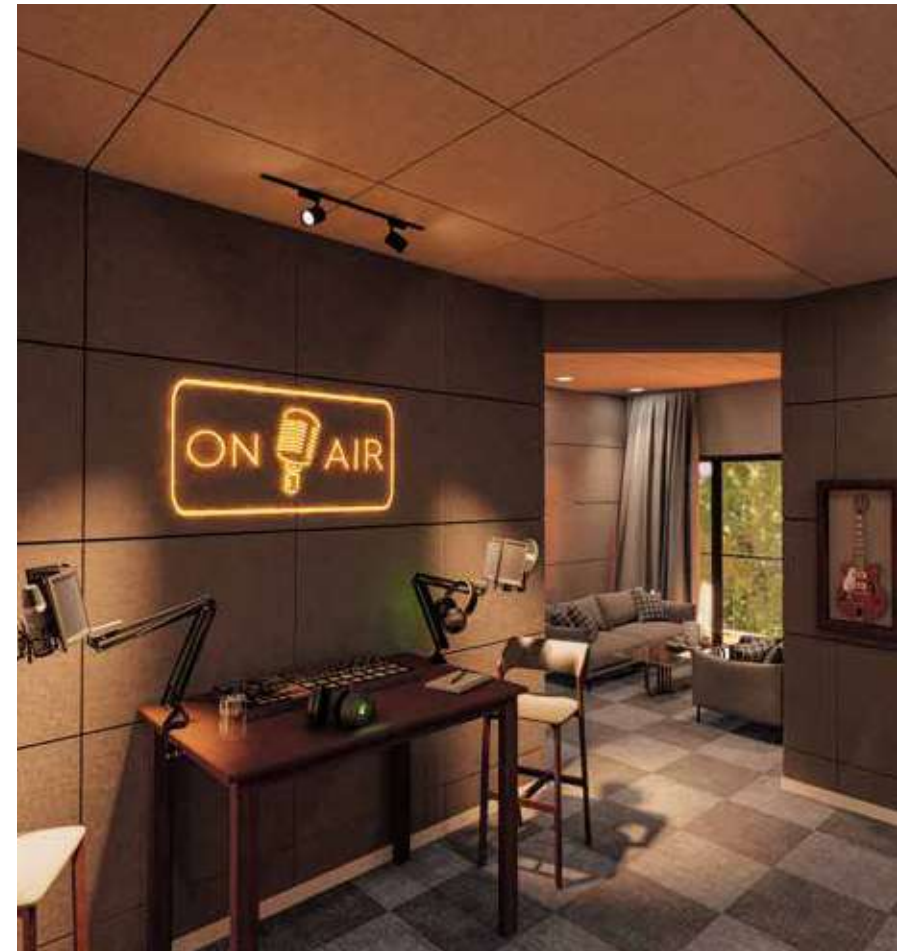


UNVEILING THE DISTINCTIVE CHARM OF THE SATORI LIFE

- Limited Dwellings
- Opulent 3, 4, and 4.5 Bed Residences
- Low-Density Living with 4-5 Units per Core
- Serene Enclave away from Mahalunge's Cluttered Development
- Expansive Amenity Spaces Exceeding 50% of Plot Area
- Prime Position near IT and Corporate Hubs
- Multiple Access Points for Seamless Connectivity
- Close to Top-Tier Schools, Colleges, Healthcare, and Social Infra
- Optimal Ventilation and Natural Light with T-Shaped Architecture









THE MASTERPLAN.
WHERE THE
SPOTLIGHT IS
ALWAYS ON YOU.

36 M. wide Road

9: SATORI FOOTPRINT

- A) Podium Landscape
- B) Open Space on Ground
- C) Entry / Exit
- D) Retail Plaza

A MASTERPIECE
OF PRIVILEGE
AND PERFECTION.

BUILDING CONFIGURATION

Residential Tower
Tower A1, B1
LG + UG + 2P + 20 Floors

Tower B2, B3, A2
UG + 2P + 20 Floors

Commercial Block
Ground + Mezz. + 1st + 2nd

15 M. wide Proposed Road

12 M. wide Road

Tower A1
LG + UG + 2 PODIUM + 20 FLOORS

Tower B1
LG + UG + 2 PODIUM + 20 FLOORS

Tower B2
UG + 2 PODIUM + 20 FLOORS

Tower B3
UG + 2 PODIUM + 20 FLOORS

Tower A2
UG + 2 PODIUM + 20 FLOORS

Future Expansion

Future Expansion

Club House
Ground floor



C

D

A

D

D

C

B





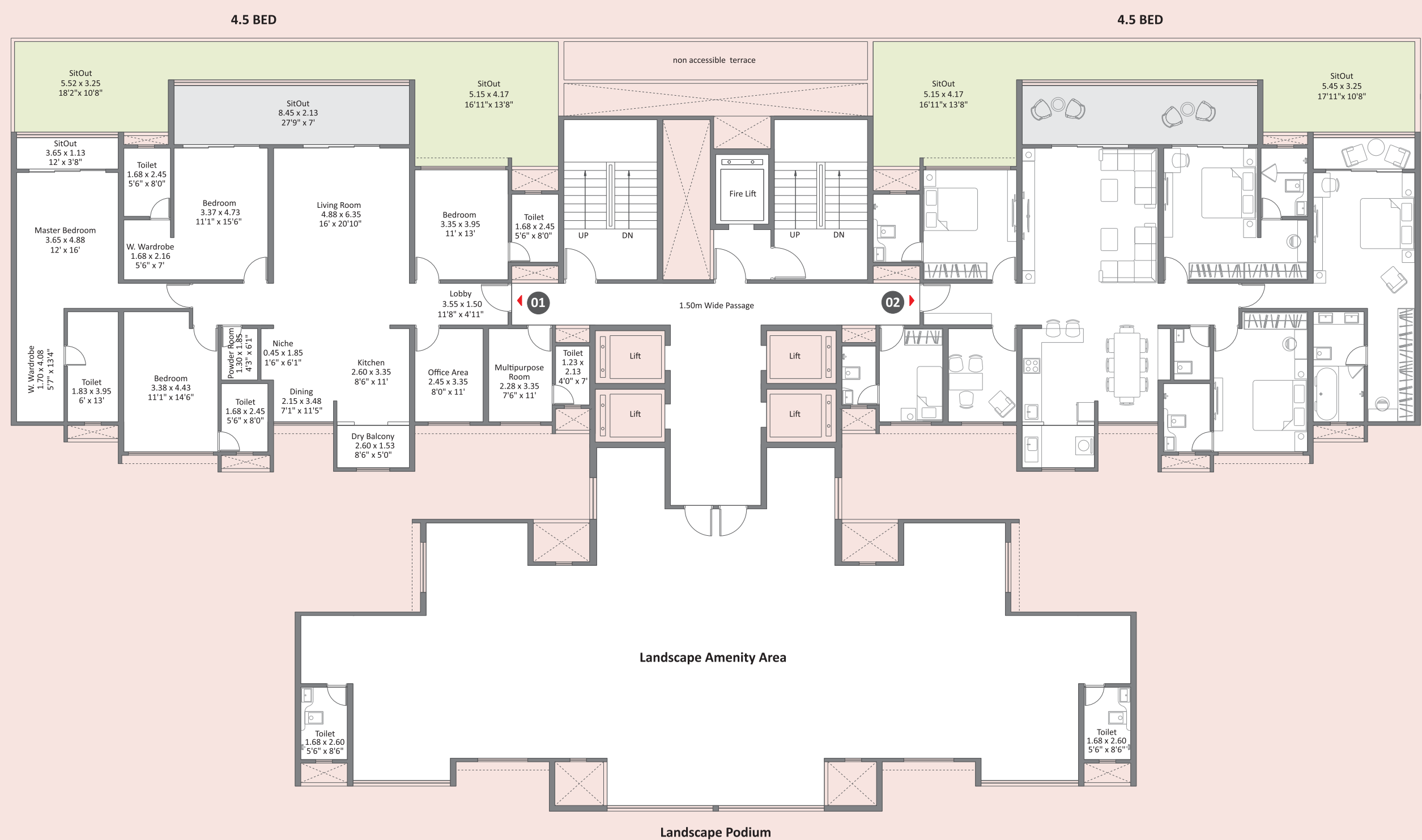


CLUB SATORI

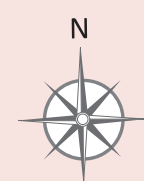


FLOOR PLAN

Tower - A1 | First Floor Plan



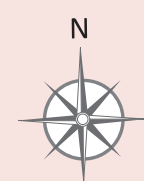
| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | | Garden Area | |
|---------|----------|---------|-------------|---------|---------|---------|-------------|---------|------------|---------|-------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 101 | 4.5 BED | 187.66 | 2019.97 | 22.06 | 237.45 | 3.96 | 42.63 | 213.68 | 2300 | 52.12 | 561 |
| 02 | 102 | 4.5 BED | 187.66 | 2019.97 | 22.06 | 237.45 | 3.96 | 42.63 | 213.68 | 2300 | 51.88 | 558 |



Tower - A1 | Typical Floor Plan



| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|---|---------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 201,301,501,601,701,801,1001,1101,1201,1301,1501,1601,1701,1801, 2001 | 4.5 BED | 187.66 | 2019.97 | 22.06 | 237.45 | 3.96 | 42.63 | 213.68 | 2300 |
| 02 | 202,302,502,602,702,802,1002,1102,1202,1302,1502,1602,1702,1802, 2002 | | | | | | | | | |
| 03 | 203,303,503,603,703,803,1003,1103,1203,1303,1503,1603,1703,1803, 2003 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 204,304,504,604,704,804,1004,1104,1204,1304,1504,1604,1704,1804, 2004 | | | | | | | | | |



Tower - A1

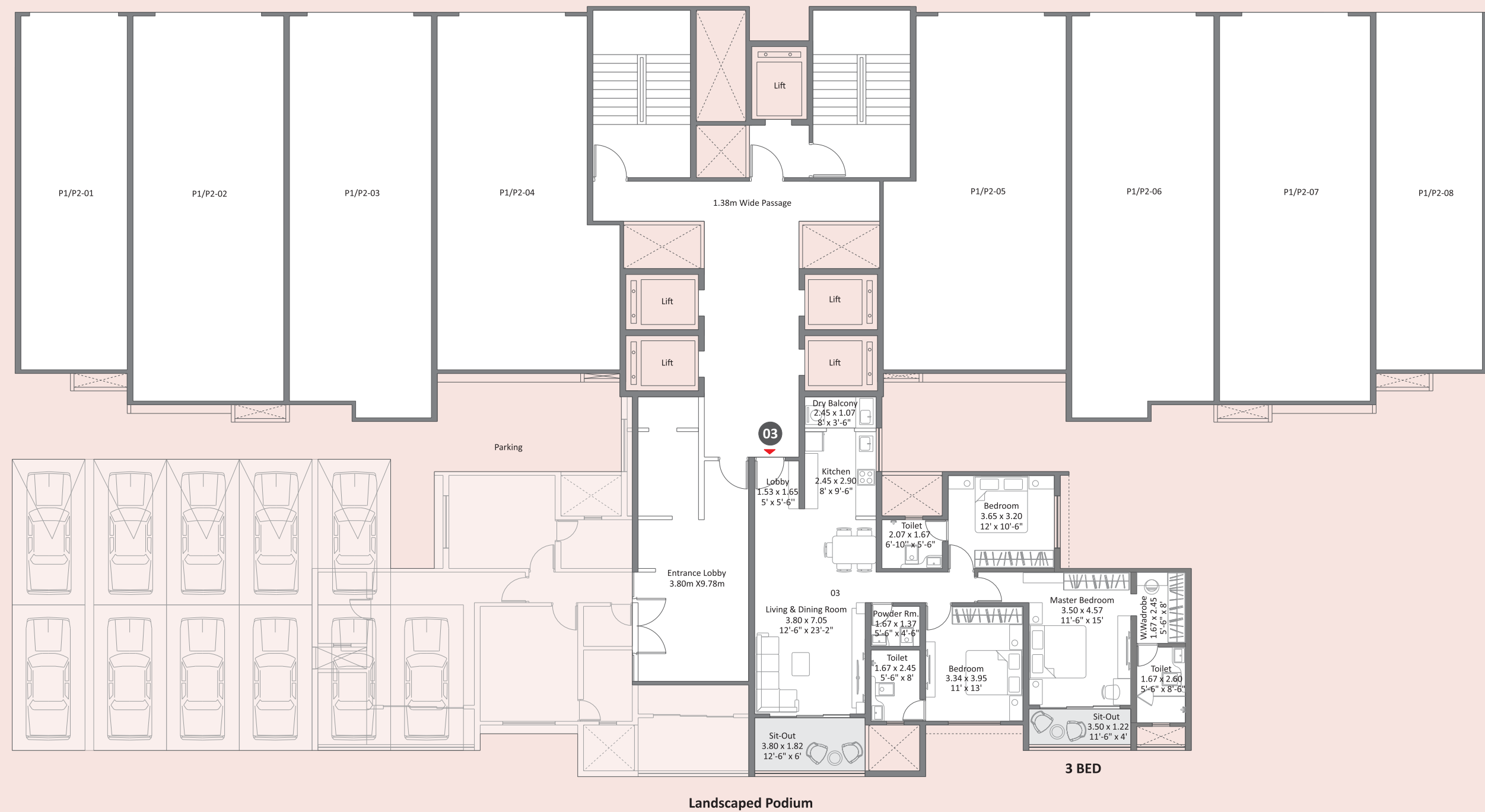
Refuge Floor Plan



| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|-------------------|---------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 401,901,1401,1901 | 4.5 BED | 187.66 | 2019.97 | 22.06 | 237.45 | 3.96 | 42.63 | 213.68 | 2300 |
| 02 | 402,902,1402,1902 | 3.5 BED | 168.79 | 1816.86 | 22.06 | 237.45 | 3.96 | 42.63 | 194.81 | 2097 |
| 03 | 403,903,1403,1903 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 404,904,1404,1904 | | | | | | | | | |



Tower - A2 | Podium 1 & 2 Typical Floor Plan

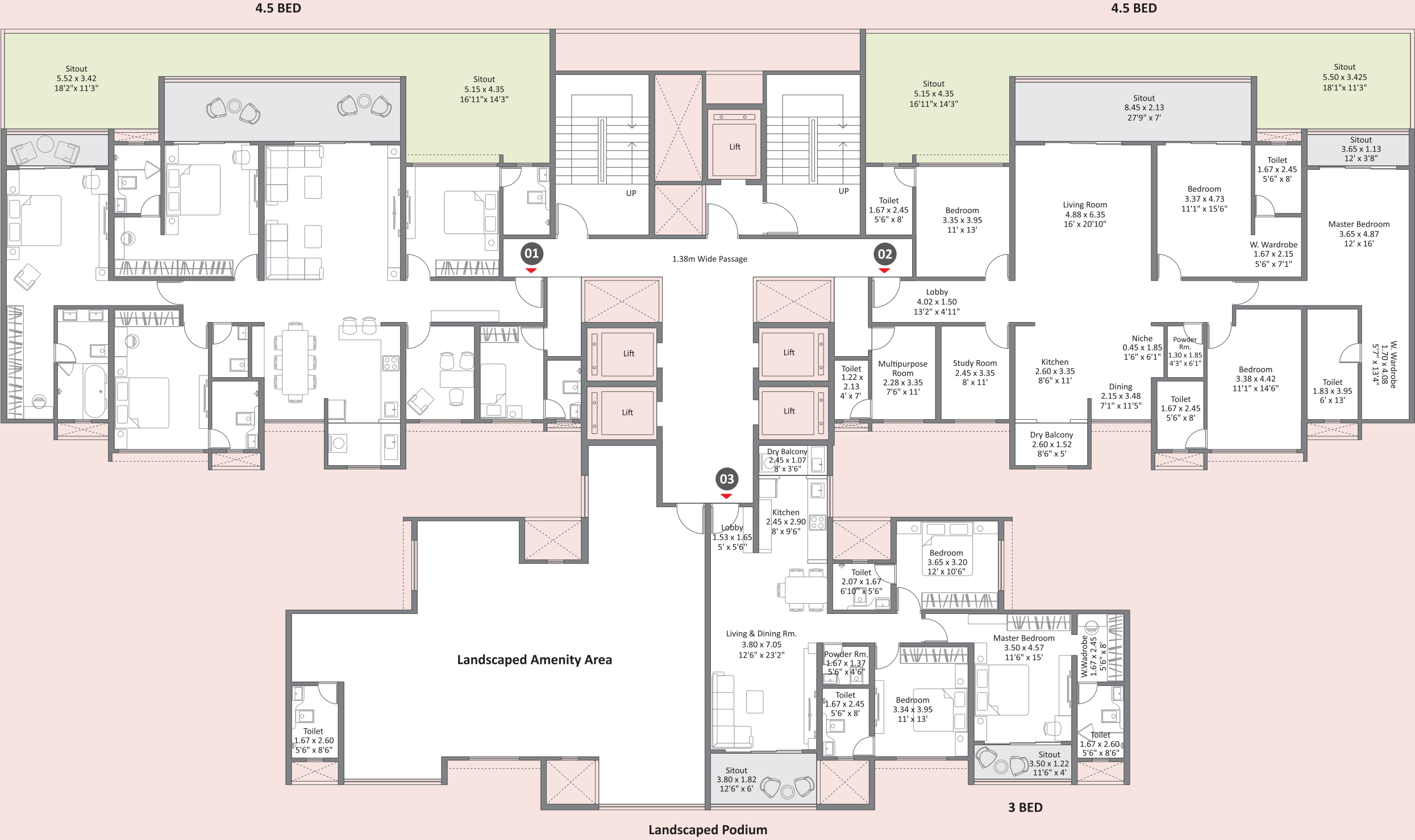


| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|------------|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 03 | P103, P203 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |



Tower - A2

First Floor Plan



| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | | Garden Area | |
|---------|----------|---------|-------------|---------|---------|---------|-------------|---------|------------|---------|-------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 101 | 4.5 BED | 190.11 | 2046.34 | 22.06 | 237.45 | 3.96 | 42.63 | 216.13 | 2326 | 55.54 | 598 |
| 02 | 102 | 4.5 BED | 190.11 | 2046.34 | 22.06 | 237.45 | 3.96 | 42.63 | 216.13 | 2326 | 55.46 | 597 |
| 03 | 103 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 | — | — |

N

Tower - A2

Typical Floor Plan

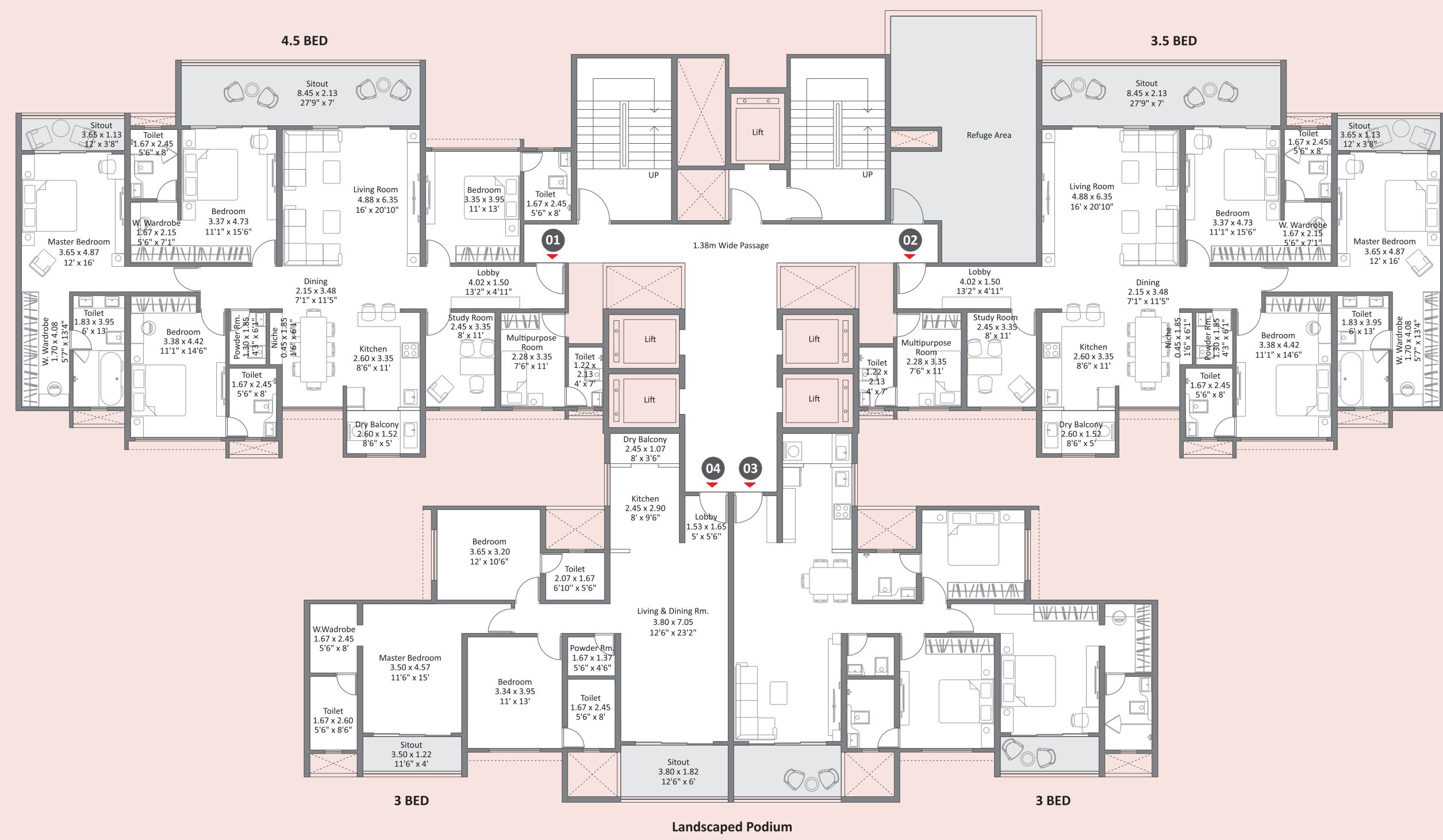


| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|--|---------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 201,301,401,601,701,801,901,1101,1201,1301,1401,1601,1701,1801,1901,2001 | 4.5 BED | 190.11 | 2046.34 | 22.06 | 237.45 | 3.96 | 42.63 | 216.13 | 2326 |
| 02 | 202,302,402,602,702,802,902,1102,1202,1302,1402,1602,1702,1802,1902,2002 | 4.5 BED | 190.11 | 2046.34 | 22.06 | 237.45 | 3.96 | 42.63 | 216.13 | 2326 |
| 03 | 203,303,403,603,703,803,903,1103,1203,1303,1403,1603,1703,1803,1903,2003 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 204,304,404,604,704,804,904,1104,1204,1304,1404,1604,1704,1804,1904,2004 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |

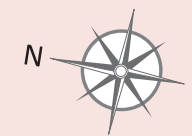


Tower - A2

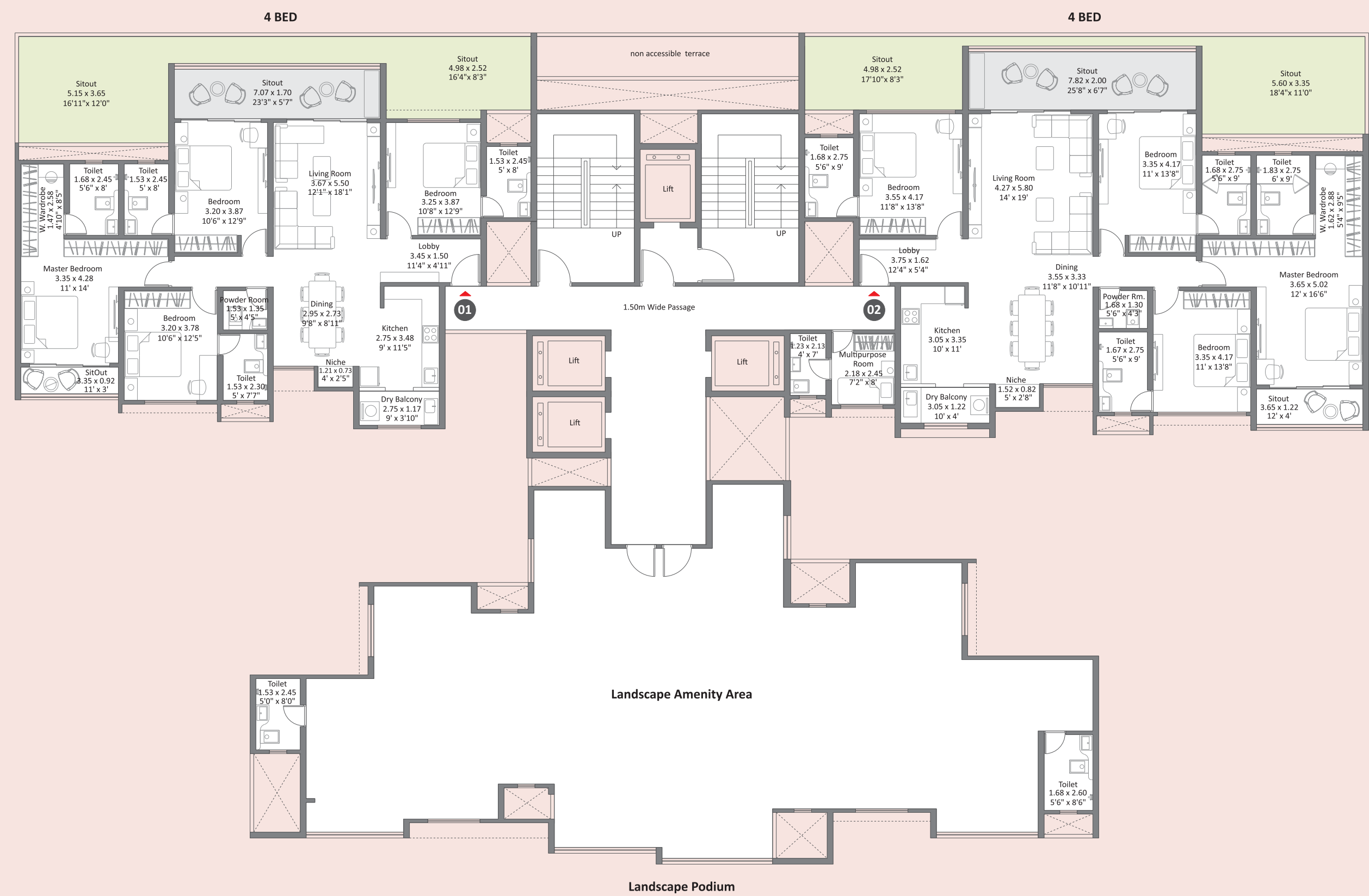
Refuge Floor Plan



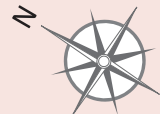
| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|---------------|---------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 501,1001,1501 | 4.5 BED | 190.11 | 2046.34 | 22.06 | 237.45 | 3.96 | 42.63 | 216.13 | 2326 |
| 02 | 502,1002,1502 | 3.5 BED | 171.24 | 1843.23 | 22.06 | 237.45 | 3.96 | 42.63 | 197.26 | 2123 |
| 03 | 503,1003,1503 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 504,1004,1504 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |



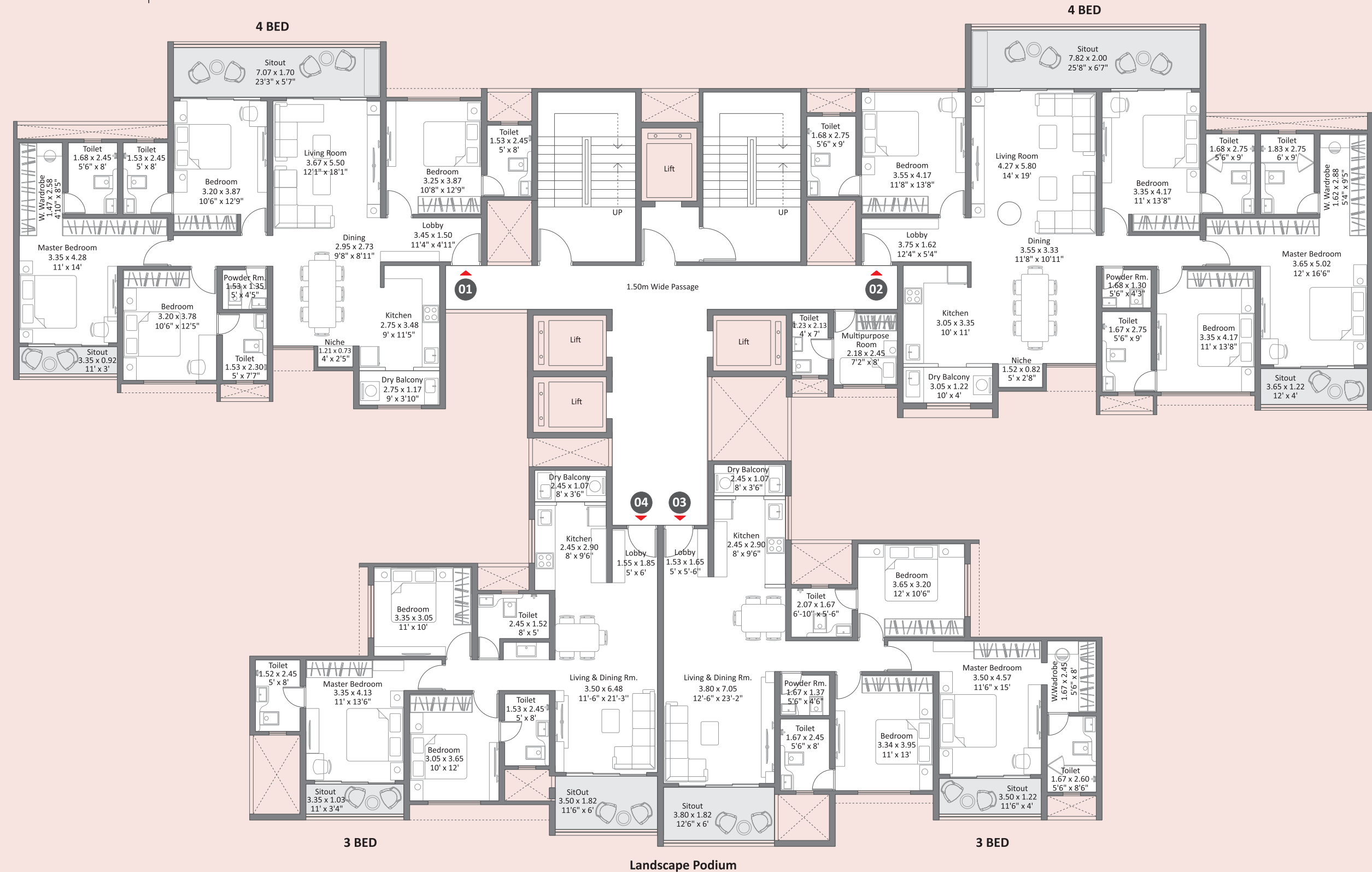
Tower - B1 | First Floor Plan



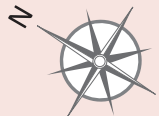
| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | | Garden Area | |
|---------|----------|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|-------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 101 | 4 BED | 135.42 | 1457.66 | 15.12 | 162.75 | 3.22 | 34.66 | 153.76 | 1655 | 38.30 | 412 |
| 02 | 102 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 | 35.14 | 378 |



Tower - B1 | Typical Floor Plan

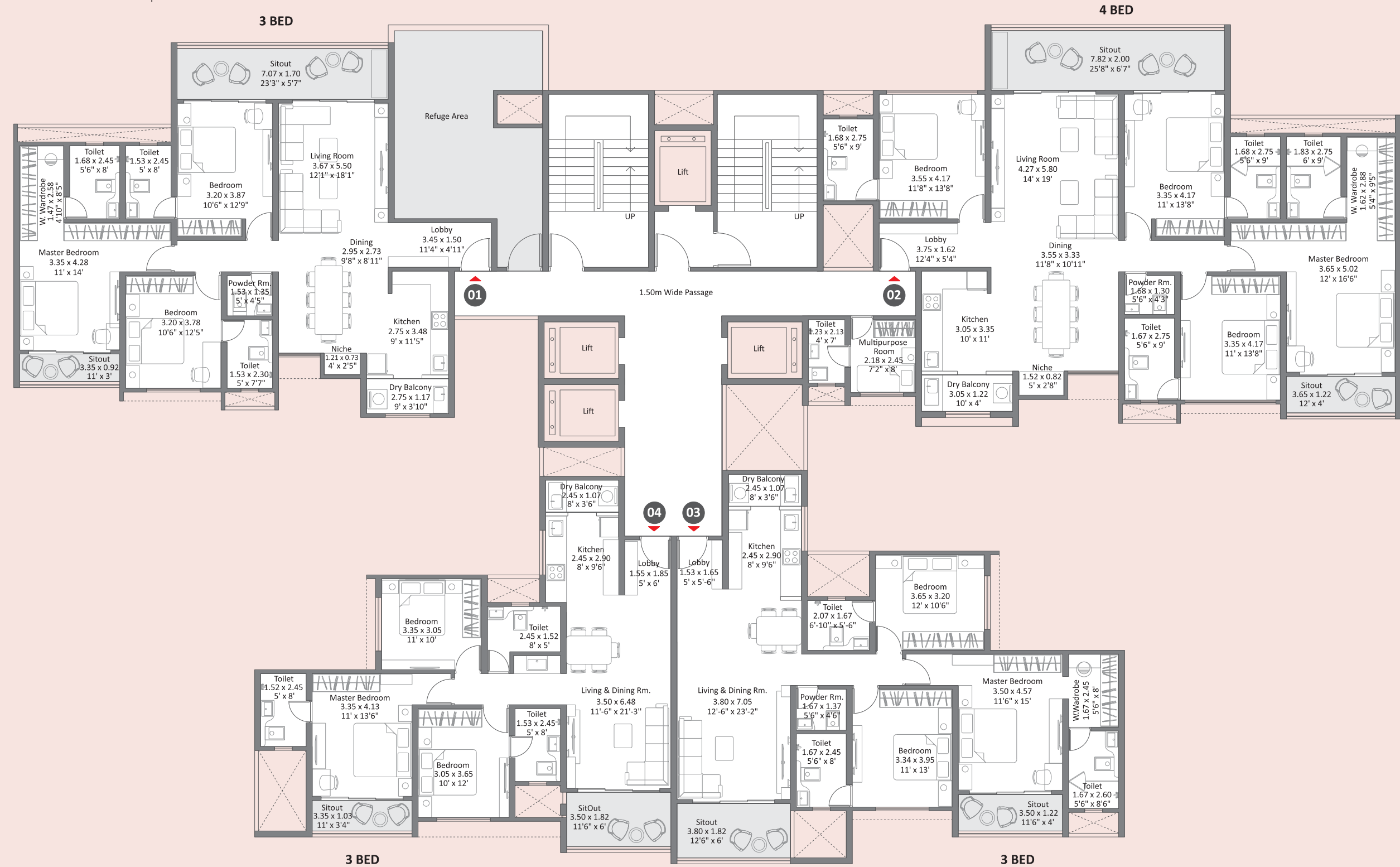


| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|--|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 201,301,501,601,701,801,1001,1101,1201,1301,1501,1601,1701,1801,2001 | 4 BED | 135.42 | 1457.66 | 15.12 | 162.75 | 3.22 | 34.66 | 153.76 | 1655 |
| 02 | 202,302,502,602,702,802,1002,1102,1202,1302,1502,1602,1702,1802,2002 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 |
| 03 | 203,303,503,603,703,803,1003,1103,1203,1303,1503,1603,1703,1803,2003 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 204,304,504,604,704,804,1004,1104,1204,1304,1504,1604,1704,1804,2004 | 3 BED | 91.70 | 987.06 | 9.82 | 105.70 | 2.63 | 28.31 | 104.15 | 1121 |



Tower - B1

Refuge Floor Plan



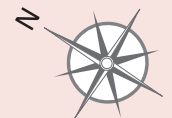
| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|-------------------|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 401,901,1401,1901 | 3 BED | 117.40 | 1263.69 | 15.12 | 162.75 | 3.22 | 34.66 | 135.94 | 1461 |
| 02 | 402,902,1402,1902 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 |
| 03 | 403,903,1403,1903 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 404,904,1404,1904 | 3 BED | 91.70 | 987.06 | 9.82 | 105.70 | 2.63 | 28.31 | 104.15 | 1121 |



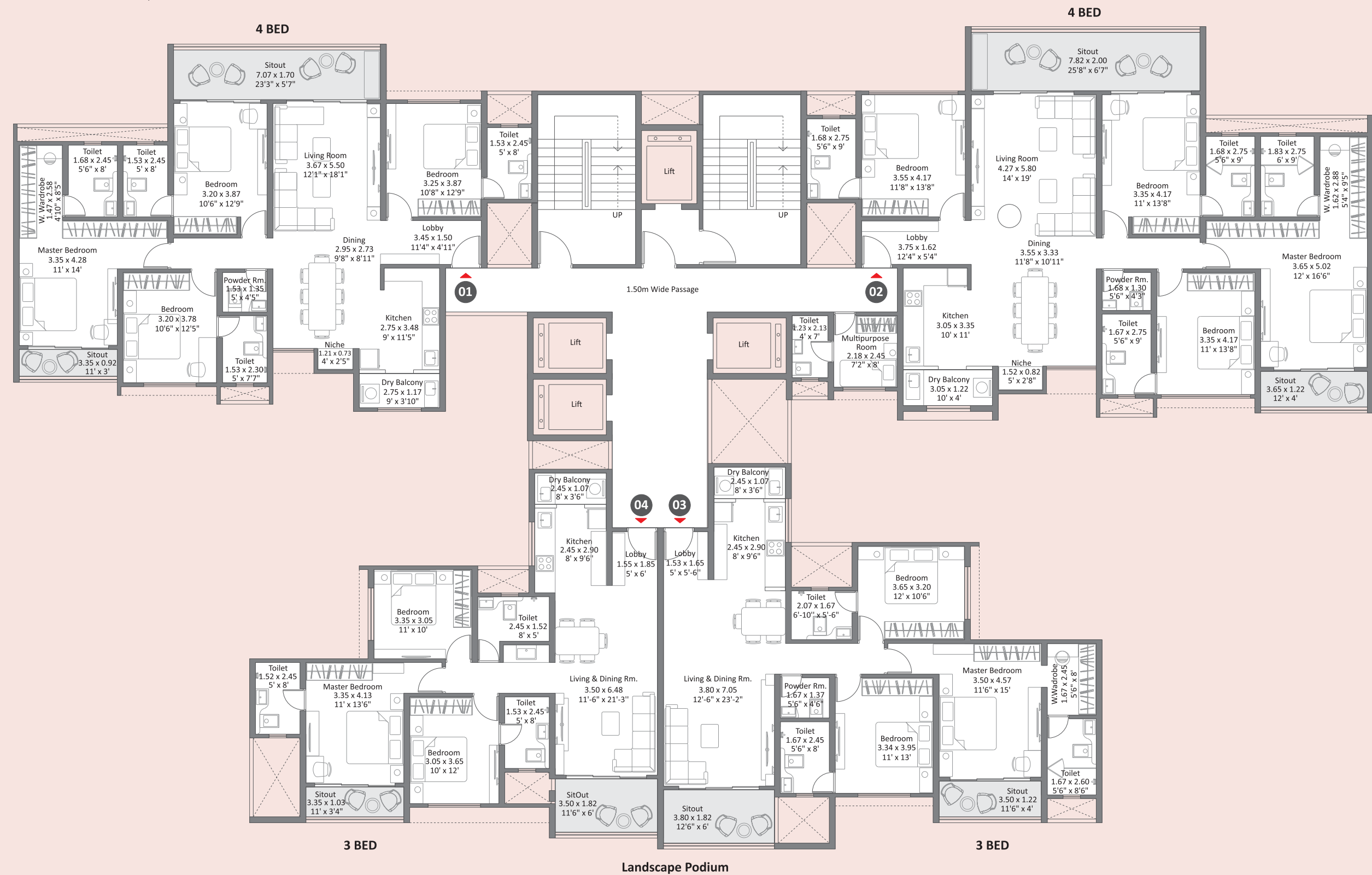
Tower - B2



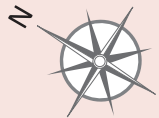
| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | | Garden Area | |
|---------|----------|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|-------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 101 | 4 BED | 135.42 | 1457.66 | 15.12 | 162.75 | 3.22 | 34.66 | 153.76 | 1655 | 38.30 | 412 |
| 02 | 102 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 | 35.14 | 378 |



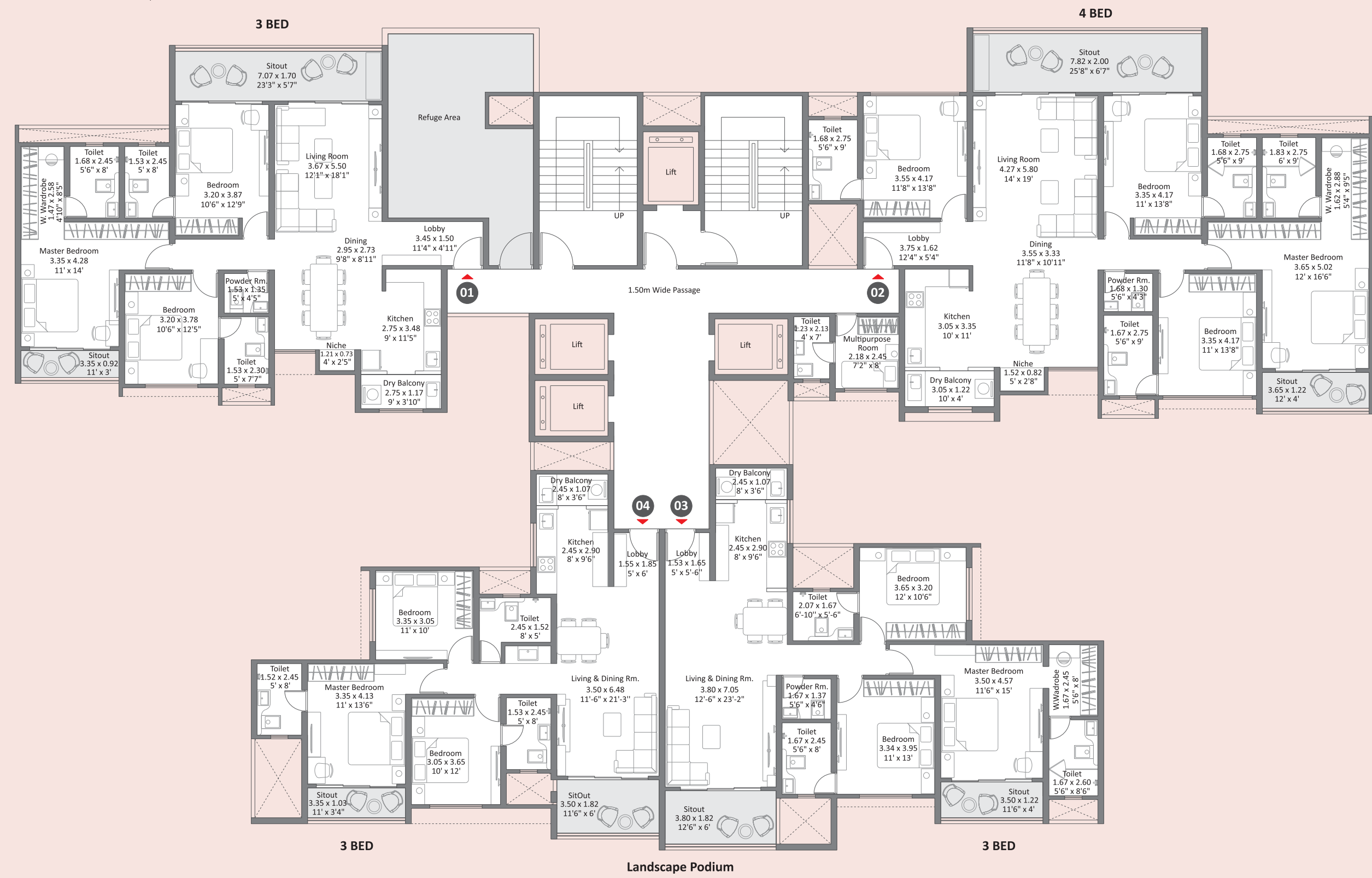
Tower - B2 | Typical Floor Plan



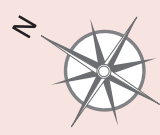
| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|--|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 201,301,401,601,701,801,901,1101,1201,1301,1401,1601,1701,1801,1901,2001 | 4 BED | 135.42 | 1457.66 | 15.12 | 162.75 | 3.22 | 34.66 | 153.76 | 1655 |
| 02 | 202,302,402,602,702,802,902,1102,1202,1302,1402,1602,1702,1802,1902,2002 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 |
| 03 | 203,303,403,603,703,803,903,1103,1203,1303,1403,1603,1703,1803,1902,2003 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 204,304,404,604,704,804,904,1104,1204,1304,1404,1604,1704,1804,1902,2004 | 3 BED | 91.70 | 987.06 | 9.82 | 105.70 | 2.63 | 28.31 | 104.15 | 1121 |



Tower - B2 | Refuge Floor Plan



| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|---------------|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 501,1001,1501 | 3 BED | 117.40 | 1263.69 | 15.12 | 162.75 | 3.22 | 34.66 | 135.94 | 1461 |
| 02 | 502,1002,1502 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 |
| 03 | 503,1003,1503 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 504,1004,1504 | 3 BED | 91.70 | 987.06 | 9.82 | 105.70 | 2.63 | 28.31 | 104.15 | 1121 |



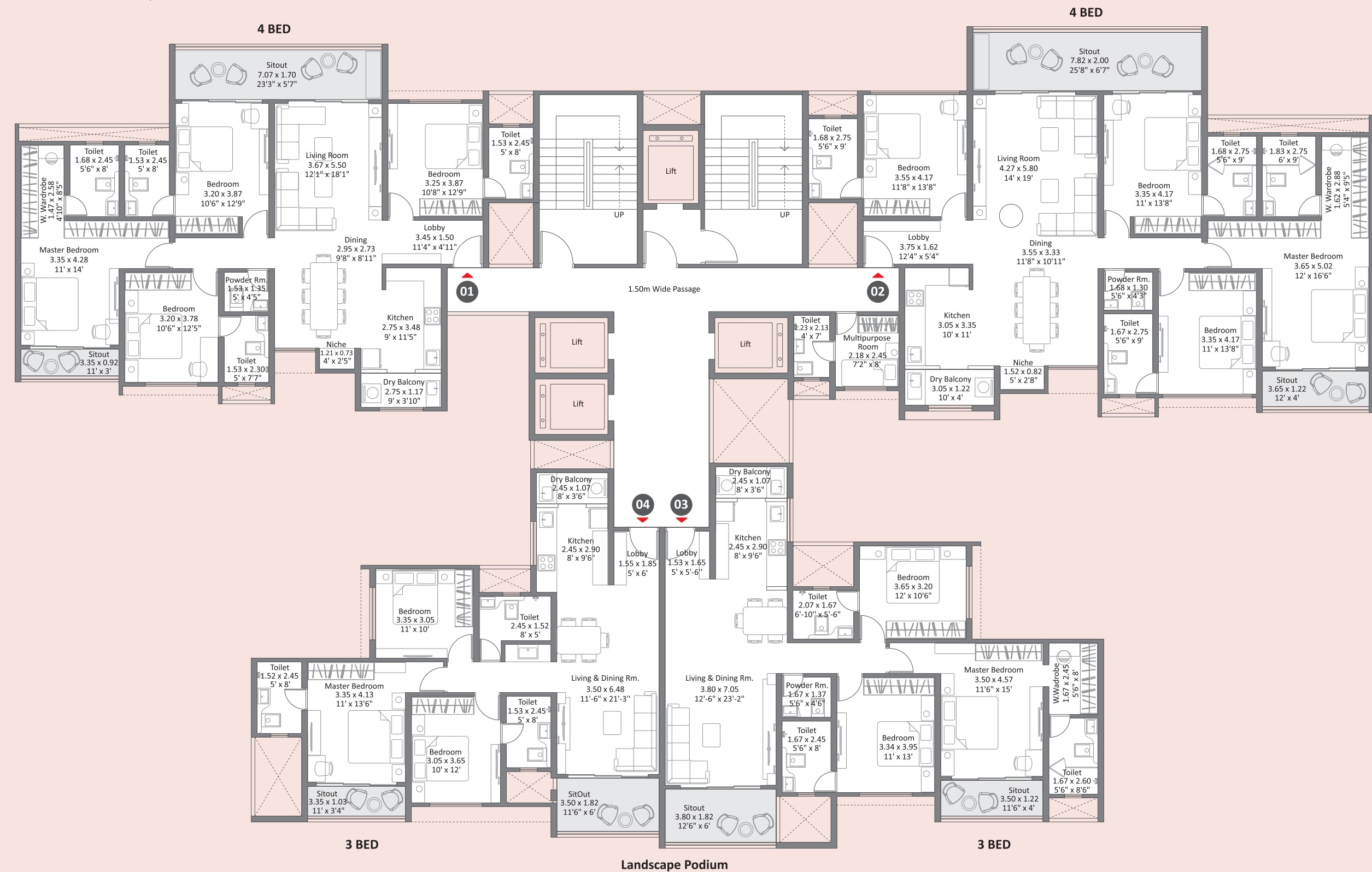
Tower - B3 | First Floor Plan



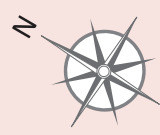
| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | | Garden Area | |
|---------|----------|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|-------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 101 | 4 BED | 135.42 | 1457.66 | 15.12 | 162.75 | 3.22 | 34.66 | 153.76 | 1655 | 38.30 | 412 |
| 02 | 102 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 | 35.14 | 378 |



Tower - B3 | Typical Floor Plan

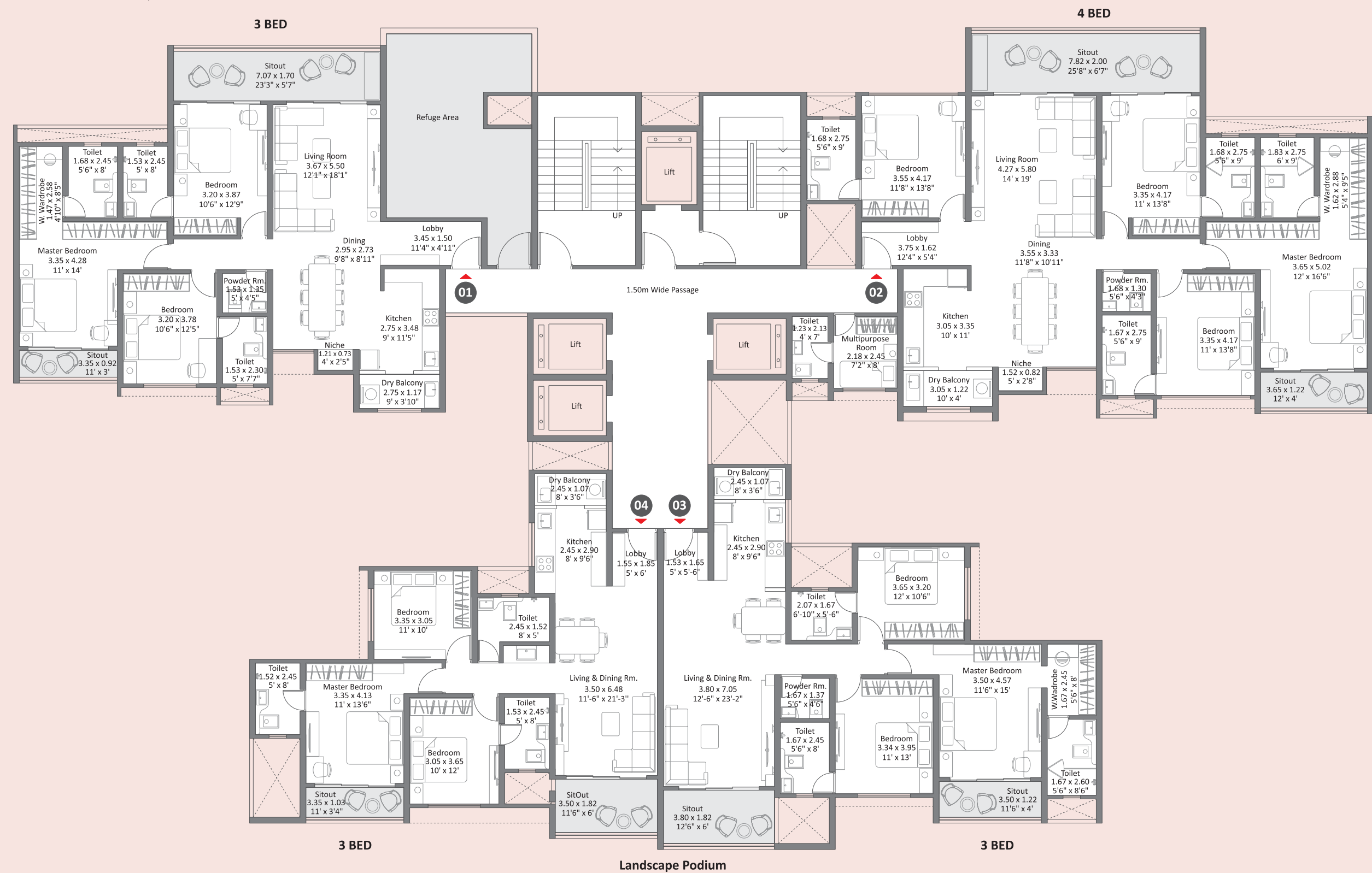


| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|--|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 201,301,401,601,701,801,901,1101,1201,1301,1401,1601,1701,1801,1901,2001 | 4 BED | 135.42 | 1457.66 | 15.12 | 162.75 | 3.22 | 34.66 | 153.76 | 1655 |
| 02 | 202,302,402,602,702,802,902,1102,1202,1302,1402,1602,1702,1802,1902,2002 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 |
| 03 | 203,303,403,603,703,803,903,1103,1203,1303,1403,1603,1703,1803,1902,2003 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 204,304,404,604,704,804,904,1104,1204,1304,1404,1604,1704,1804,1902,2004 | 3 BED | 91.70 | 987.06 | 9.82 | 105.70 | 2.63 | 28.31 | 104.15 | 1121 |

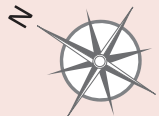


Tower - B3

Refuge Floor Plan



| Sr. No. | Flat No. | Type | Carpet Area | | Balcony | | Balcony Dry | | Total Area | |
|---------|---------------|-------|-------------|---------|---------|---------|-------------|---------|------------|---------|
| | | | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 01 | 501,1001,1501 | 3 BED | 117.40 | 1263.69 | 15.12 | 162.75 | 3.22 | 34.66 | 135.94 | 1461 |
| 02 | 502,1002,1502 | 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2090 |
| 03 | 503,1003,1503 | 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.31 | 123.28 | 1327 |
| 04 | 504,1004,1504 | 3 BED | 91.70 | 987.06 | 9.82 | 105.70 | 2.63 | 28.31 | 104.15 | 1121 |

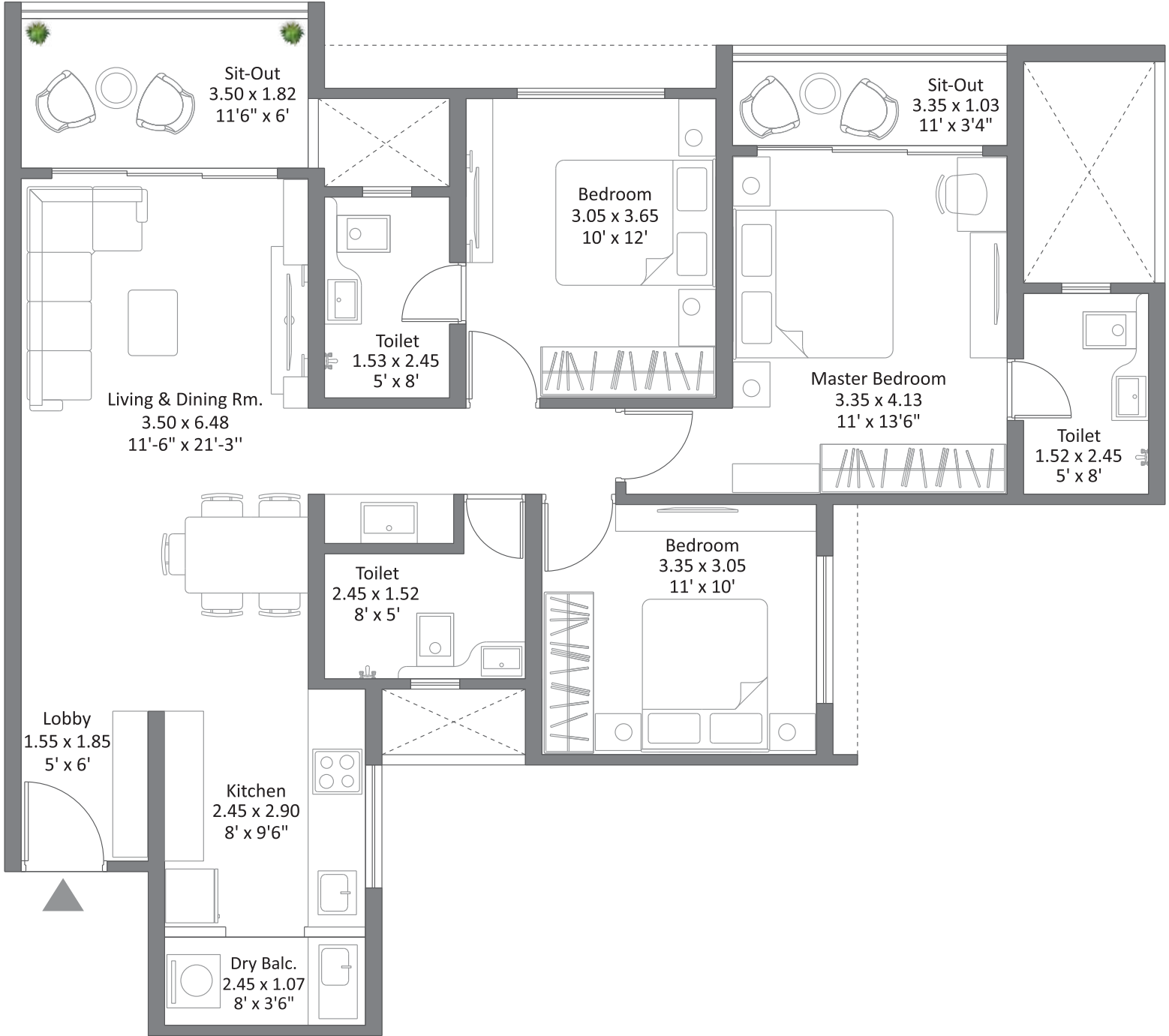




UNIT PLAN

3 BED

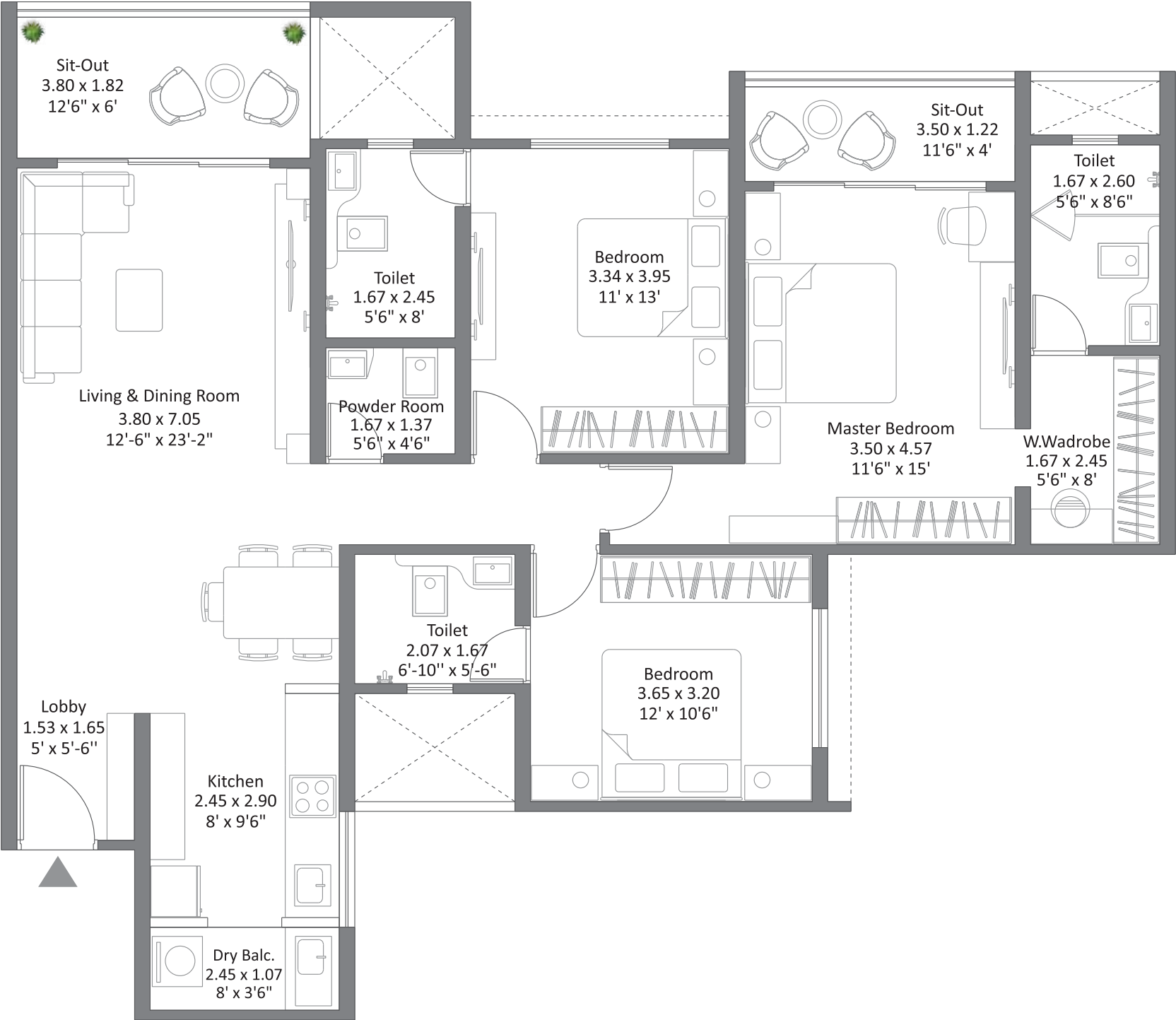
Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|-------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3 BED | 91.70 | 987.05 | 9.82 | 105.70 | 2.63 | 28.30 | 104.15 | 1121 |

3 BED

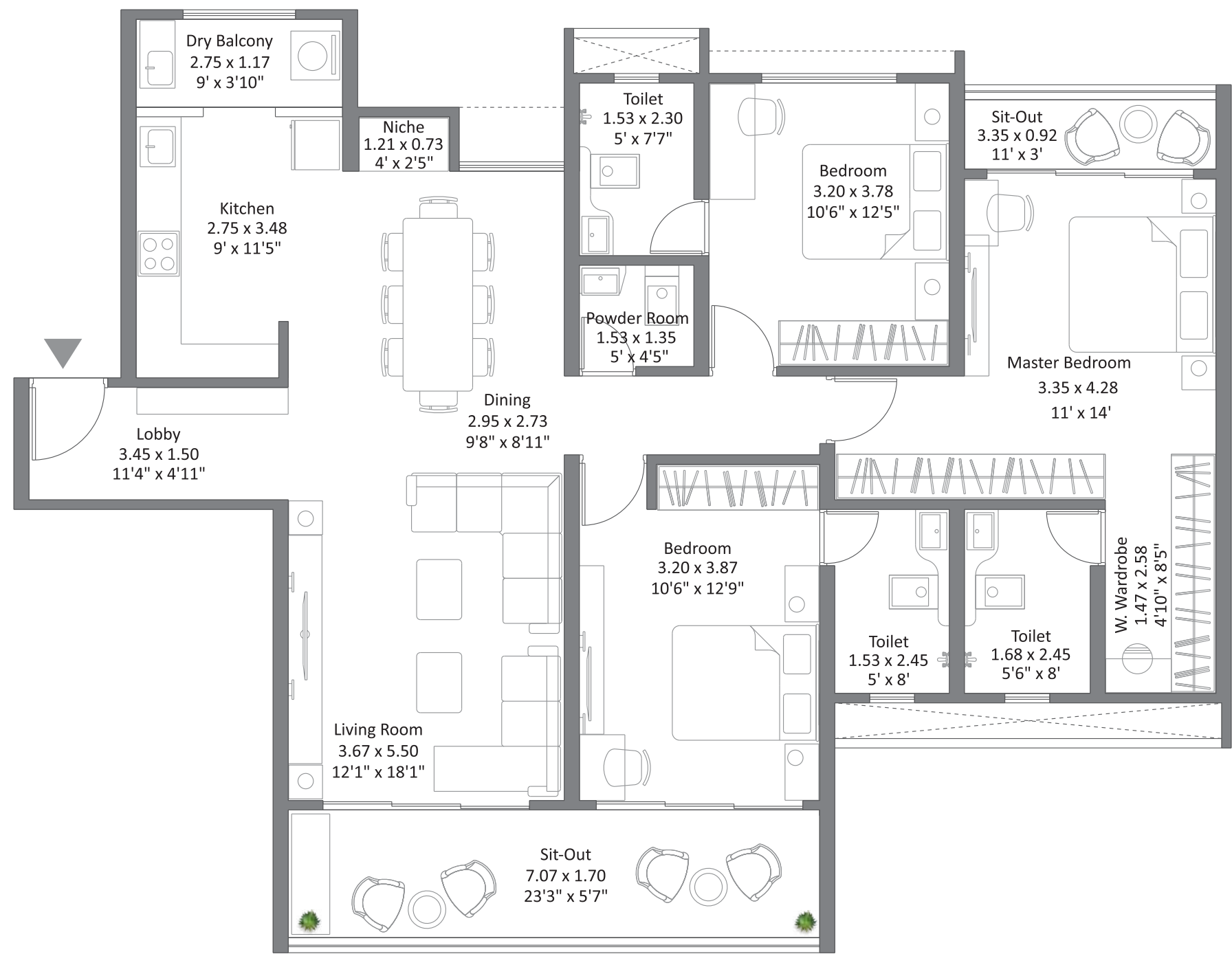
Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|-------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3 BED | 109.43 | 1177.90 | 11.22 | 120.77 | 2.63 | 28.30 | 123.28 | 1326.98 |

3 BED

Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|-------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3 BED | 117.40 | 1263.69 | 15.12 | 162.75 | 3.22 | 34.66 | 135.74 | 1461 |

3.5 BED

Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|---------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3.5 BED | 168.79 | 1816.85 | 22.06 | 237.45 | 3.96 | 42.62 | 194.81 | 2097 |

3.5 BED

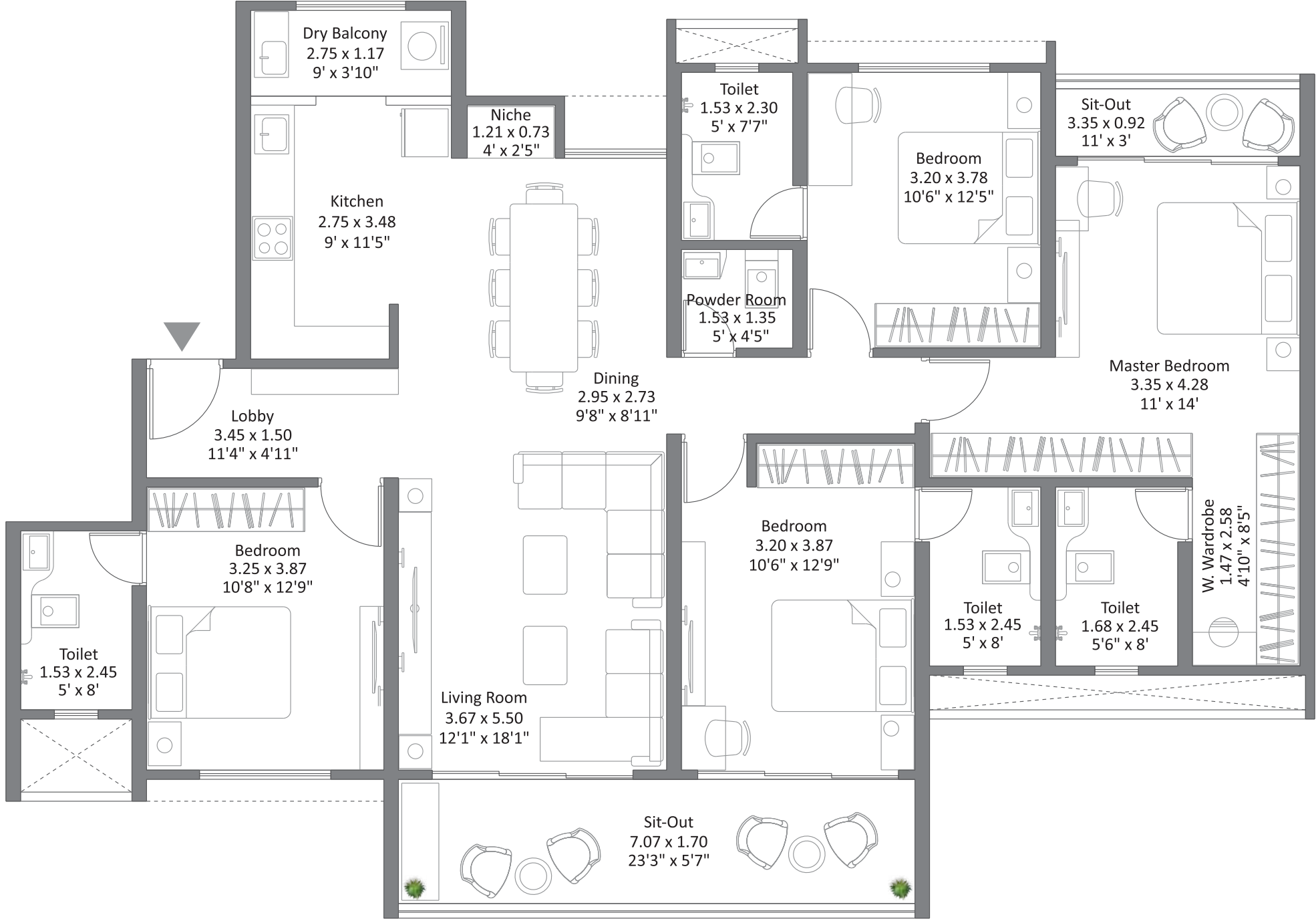
Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|---------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 3.5 BED | 171.24 | 1843.22 | 22.06 | 237.45 | 3.96 | 42.63 | 197.26 | 2123 |

4 BED

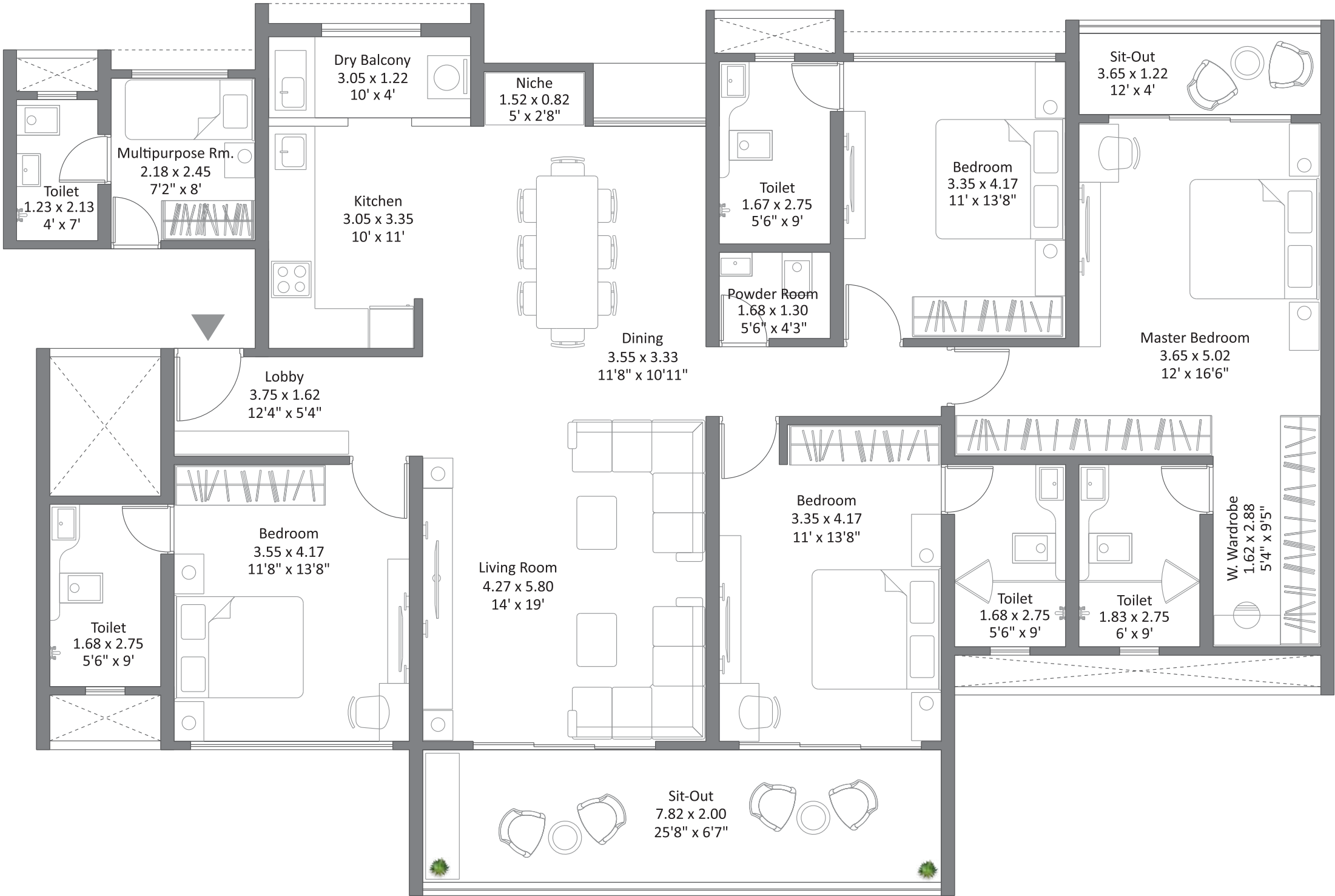
Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|-------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 4 BED | 135.42 | 1457.66 | 15.12 | 162.75 | 3.22 | 34.66 | 153.76 | 1655 |

4 BED

Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|-------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 4 BED | 170.28 | 1832.89 | 20.12 | 216.57 | 3.73 | 40.15 | 194.13 | 2089 |

4 BED

Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|---------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 4.5 BED | 187.66 | 2020 | 22.06 | 237.45 | 3.96 | 42.62 | 213.68 | 2300 |

4.5 BED

Typical Unit Plan



| Type | Carpet Area | | Balcony | | Balcony Dry | | Total Carpet Area | |
|---------|-------------|---------|---------|---------|-------------|---------|-------------------|---------|
| | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. | Sq. M. | Sq. Ft. |
| 4.5 BED | 190.11 | 2046.34 | 22.06 | 237.45 | 3.96 | 42.62 | 216.13 | 2326 |



CUT SECTION

3 BED



4 BED WITH SERVANT ROOM



4.5 BED



SALIENT SPECIFICATIONS



TRUE QUALITY AND ATTENTION LIES IN THE DETAILS.

- Stunning Facade Design
- Two Grand Entrance Gates
- Road Facing Retail Plaza
- Luxurious Entrance Lobbies for Every Tower
- Multiple Automated Elevators for Every Tower
- Home Automation for Every Apartment
- STP & WTP for a Green Carbon Footprint

STRUCTURE

- RCC Structure - Conventional frame work system.
- Floor to floor height of 3.15m



WINDOWS & DOORS

- Three-track white UPVC windows with mosquito nets for Bedroom, Dry Balcony, Toilets.
- Main Door: 45mm thick 2 hour fire-rated metal door with veneer finish.
- Bedroom Door: Plywood with premium finish, laminated flush door with SS hinge mortise lock & magnetic door stopper.
- Toilet Door: Flush door Plywood with premium laminated finish with SS hinges mortise lock & granite door frame.
- Provision for exhaust fan in toilets and kitchen.
- All hardware selections - Quba / equivalent.

FLOORING

- Living & Dining: 1800mm x 1200mm - Vitrified Tile

- Passage: 1800mm x 1200mm - Vitrified Tile (Varmora / Equivalent)
- Bedroom: 1800mm x 1200mm - Vitrified Tile (Varmora / Equivalent)
- Kitchen:1800mm x 1200mm - Vitrified Tile (Varmora / Equivalent)
 1. Kitchen Wall Tile - 600mm x 600mm.
 2. Kitchen Platform - 800mm x 2400mm (Varmora / Equivalent)
 3. Height of Kitchen Dado above Otta / Platform - 2ft. above Otta.
 4. Kitchen Floor Tile - 1800mm x 1200mm- Anti-skid Full Vitrified (Kajaria / Equivalent)
 5. L-shaped Kitchen Platform for 3.5, 4.5 & 4 Bed Homes.
 6. Service Kitchen Platform only for 3 Bed Homes.
- Terrace Tile:
 1. Attached Terrace - 600mm x 600 mm (Kajaria / Equivalent)
 2. Dry Balcony - 400 mm x 1200mm (Kajaria / Equivalent)
- Common and Master Toilet -
 1. 600mm x 1200mm - Matt Finish Floor Tiles (Kajaria/Equivalent)
 2. 600mm x 1200mm - All Toilets Wall Tile - Matt Finish (Kajaria/Equivalent)
 3. Toilet Master Bedroom - 1200mm x 600mm (Anti-skid Flooring)
- Height of Dado / Wall Tiles for Toilet - Upto Lintel Level
- Deck area - 200mm x 1200mm (Kajaria / Equivalent)

ELECTRIFICATION & CABLING

- Wires - Polycab/Equivalent
- Modular Switches - Schneider/Equivalent
- TV and telephone points in living room & master bed
- Provision of A.C. in living, dining and bed room
- Generator backup for lifts and common areas.

BATHROOM

- CP - Fittings: Premium Kohler/Equivalent
- Sanitary wares: Kohler/Equivalent
- Hot and cold Mixer Hand shower in one Master Bath

- Solar water system in one Master Bath.
- Provision of glass partitions – in 2 bathrooms of 3.5, 4 & 4.5 Bed Homes, and in 1 bathroom of 3 Bed (Lux unit).
- False ceiling in bathroom.
- Bathtub for Master Bath in 4.5 Bed Home

RAILING

- 1200mm high glass railing with SS grab bar including RCC up stand.

KITCHEN

- 15mm tile kitchen top for Kitchen otta.
- Kitchen sink -Stainless steel 24” x 18” of make (Franke/Equivalent).
- Exhaust fan provision.

PAINT

- Acrylic premium emulsion paint for wall & Ceiling.
- External wall with textured paint and weather shield with Raincoat.

LIFTS

- Automatic Elevators (1.75 m/sec)

SECURITY SYSTEM

- CCTV in Common areas.
- Access Control
- Biometric Lock
- Video Door Phone
- Intercom



KOHINOOR GROUP: A LEGACY OF 40 YEARS

- Verticals: Residential, commercial, warehousing, serviced youth hostels
- Delivered over 9 million sq. ft.
- Over 17 million sq. ft. under construction
- More than 10,000 happy families
- Led by a highly experienced management team
- Diversified interests in manufacturing, logistics, and services

Satori

BY KOHINOOR

NEW BANER



Site Address: Kohinoor Experience Center, New Baner, Pune.

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